

MINUTES  
PLANNING COMMISSION  
SEPTEMBER 9, 2014 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Sherrard called the meeting to order at 7:03 p.m.

I. ROLL CALL

Regular members present: Sherrard, Pritchard, Steinfeld

Alternate members present: Fitzgerald, Tarbox, Zod

Absent: Kane, Munn

Staff present: Jones, Gilot

Chairman Sherrard seated Tarbox for Kane and Fitzgerald for Munn.

II. APPROVAL OF THE FOLLOWING MINUTES OF August 12, 2014

MOTION: To adopt the Planning Commission minutes of August 12, 2014, as amended.

Motion made by Tarbox, seconded by Pritchard, so voted unanimously

III. PUBLIC COMMUNICATIONS - None

IV. SITE PLANS

1. Historic Mystic LLC (Central Hall), 18-22 West Main Street (SIT12-13) – Request for Start of Construction Extension

Gary Dayharsh, the owner's representative, said he expected construction would start very soon.

MOTION: To grant a 3 month extension for the start of start of construction for Historic Mystic LLC, to December 10, 2014.

Motion made by Sherrard, seconded by Pritchard. Motion passed unanimously.

2. Proposed Restaurant, 27-29 West Main Street (SIT14-08) – Request for Extension or Action Required

The applicant has consented to a 65 day extension for staff to continue to process their application.

V. OLD BUSINESS

1. Subdivision Regulation Amendments – No comment
2. Plan of Conservation and Development – The next special workshop meeting will be two weeks from tonight, September 23<sup>rd</sup>, at 5:30 p.m.

VI. NEW BUSINESS

1. Report of Commission

Fitzgerald asked questions about the fabric flags or banners proposed for the downtown Mystic area. Staff explained that they would be used to announce events, not advertise individual businesses.

2. Zoning Board of Appeals Referral for October 8, 2014 Public Hearing

a) ZBA14-08 – Mystic Noank Library, 40 Library Street

Staff reviewed the proposal to vary a side yard setback from 12 feet to 3 feet to allow construction of an external fire escape.

MOTION: The Commission recommended in favor of the proposed variance.

Motion made by Tarbox, seconded by Steinford. Motion passed unanimously.

3. New Applications

VII. REPORT OF CHAIRMAN

The Chairman asked staff if a new Planning Director had been hired. Staff said there has been no announcement yet.

VIII. REPORT OF STAFF

Steinford commented on the blighted look of the old Chipperini lot, and the front vacant lot on Ice House Lane. Zod said the sidewalk is partially blocked from the overgrowth. It was noted that some of the stone wall at the nearby cemetery stone was partially down.

IX. ADJOURNMENT

Motion to adjourn at 7:20 p.m. was made by Steinford, seconded by Tarbox, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Debra Gilot  
Office Assistant III